





# City of Loma Linda Official Report

Floyd Petersen, Mayor  
Stan Brauer, Mayor pro tempore  
Robert Christman, Councilmember  
Robert Ziprick, Councilmember  
Charles Umeda, Councilmember

**COUNCIL AGENDA:** June 13, 2006

**TO:** City Council

**VIA:** Dennis R. Halloway, City Manager 

**FROM:**  Deborah Woldruff, AICP, Community Development Director

**SUBJECT:** Request for Approval of an Addendum to the Agreement for Professional Services with LSA Associates, Inc.; and, an Appropriation to Cover the Additional Costs of the General Plan Update Project

## RECOMMENDATION

The recommendation is that the City Council approve Addendum No. 2 (Attachment A) to the Agreement for Professional Services between the City and LSA Associates, Inc. for the General Plan Update Project; and, approve staff's request for an appropriation from the General Fund, Fund Balance in the amount of \$40,000 to cover the costs associated with completion of the Project. The additional funding would be deposited into Account No. 01-1600-1820.

## BACKGROUND

On April 10, 2001, the City Council approved and adopted an Agreement for Professional Services for LSA, Inc. to prepare the comprehensive update to the General Plan. The contract price was set at \$388,900 to cover the costs of preparing the required documents (Existing Setting Report, Draft General Plan, Draft Program Environmental Impact Report, Final Environmental Impact Report, and Congestion Management Plan Traffic Impact Analysis).

On September 28, 2004, the City Council approved the first addendum to the Agreement for Professional Services for LSA, Inc. in the amount of \$40,950 to increase the project funding from \$388,900 to \$429,850 to cover additional project costs related to revisions to the traffic model for the Traffic Impact Analysis.

## ANALYSIS

The project schedule included in the original Agreement for Professional Services was for a 22 month period that ended in March 2003. As a result of the extended public review and additional hearings and workshops, the project completion is over three years (or specifically, 38 months)

overdue. The approved Budget for FY 2005/2006 included an additional \$62,500 for the General Plan Update Project. An additional \$15,000 was added to the project funding as part of the Mid-Year Budget Review. The total cost of the General Plan Update Project, including the original Agreement amount, budget adjustments, and the foregoing request is \$547,350.

## **ENVIRONMENTAL**

Neither the Agreement for Professional Services nor the requested Addendum (No. 2) to that Agreement is subject to the California Environmental Quality Act (CEQA) in that the documents do not meet the statutory definition of a "project". The CEQA Guidelines Section 15378 broadly defines a project as the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The approval of the Agreement for Professional Services with LSA Associates, Inc. (as approved on April 10, 2001), and the proposed Addendum No. 2 to that Agreement could not have a direct or indirect effect on the environment. Any potential impacts that might result from the adoption of the Draft General Plan (June 2006) or related documents have been identified and evaluated in the Draft Program Environmental Impact Report prepared for the General Plan Update Project.

## **FINANCIAL IMPACT**

The original funding in the amount of \$388,900 that was budgeted for the General Plan Update Project in 2001, the first Addendum (\$40,950) and additional budget adjustments (\$77,500) that were approved over the last two years has been expended. The proposed Addendum would require an appropriation from the General Fund, Fund Balance in the amount of \$40,000 to be deposited into Account No. 01-1600-1820 to cover outstanding and remaining project costs. Upon approval of Addendum No. 2, the total cost of the General Plan Update Project is \$547,350.

## **ATTACHMENTS**

A. Addendum No. 2

*I:\General Plan Update\Consult Agreement Info\CC06-13-06 Consult Agrmt Addendum.doc*

**LSA ASSOCIATES  
PROFESSIONAL SERVICES AGREEMENT  
ADDENDUM NO. 2**

# LSA ASSOCIATES

## AGREEMENT FOR PROFESSIONAL SERVICES

### ADDENDUM NO. 2

To complete work on the City of Loma Linda General Plan Update Project, LSA Associates will need \$40,000 to cover the costs of the following tasks:

1. Prepare the responses to two letters of comment on the Draft Program EIR from Kathy Glendrange, Save Loma Linda and Raymond W. Johnson, Johnson & Sedlack:
  - a. Graphics time to bracket the letters and put in electronic format;
  - b. Planner/Environmental Planner staff time to respond to comment letters; and,
  - c. Word processing and editing of the responses.
2. Prepare the revisions to Land Use Map, Special Planning Areas Map, and new Trails and Targeted Open Space Maps:
  - a. Staff time for GIS and Graphics to make revisions to maps and to prepare the new maps; and,
  - b. Printing (20 copies) and converting documents into pdf format for the public hearing before the City Council.
3. Revise the Findings and Statement of Overriding Considerations:
  - a. Staff time for revising and finalizing the Findings and Statement of Overrides for the Council hearing; and,
  - b. Printing (20 copies) and converting document into pdf format for the public hearing before the City Council.
4. Public Hearing – Council
  - a. Preparing for and attending the public hearing (two people) for the presentation of the final documents; and,
  - b. Mileage costs.
5. Final General Plan
  - a. Word processing time to finalize the changes to the June 2006 version of the General Plan.

The funding needed to cover the above tasks will be split in half between the two fiscal years, 2005/2006 and 2006/2007.